



**MINUTES OF THE CITY OF WEST JORDAN
CITY COUNCIL and PLANNING COMMISSION JOINT MEETING**

Tuesday, August 31, 2021 - 5:30 pm
Approved September 22, 2021

West Jordan City Council Chambers • 8000 S Redwood Road • West Jordan, UT 84088

COUNCIL: Chair Zach Jacob, Vice-Chair Kelvin Green, Chad Lamb, Christopher McConnehey (electronically), David Pack, Kayleen Whitelock, and Melissa Worthen (electronically)

PLANNING: Ammon Allen (electronically), Pamela Bloom (electronically), Trish Hatch, Kent Shelton, Jay Thomas, Matt Quinney

STAFF: IT Director Robert Allred, Council Office Director Alan R. Anderson, Deputy Public Works Director Isaac Astill, Mayor Dirk Burton, City Planner Larry Gardner, Community Development Director Scott Langford, Chief Administrative Officer Korban Lee, IT Administrative Assistant Rachel MacKay, Assistant City Attorney Duncan Murray, and City Attorney Robert Wall

1. CALL TO ORDER – Community Chambers

Council Chair Zach Jacob called the work session to order at 5:31 pm

2. DISCUSSION ITEMS

a. Redwood Road Development Vision

Community Development Director Scott Langford began the discussion noting that Redwood Road has an impact on the image of the city. He hoped to discuss the aesthetics, safety, and land use efficiencies along Redwood Road.

City Planner/Zoning Administrator Larry Gardner asked the Council and Commission to share their thoughts of how to carry out the plan.

Vice Chair Kelvin Green asked if UDOT had any plans for Redwood Road in the near future. Traffic Engineer Bill Baranowski noted that they were looking at new signals on 7600 South, 6720 South, and Gardner Lane. He noted regarding aesthetics that UDOT would consider anything behind the curb as city responsibility. Vice Chair Green clarified that there was no plan for UDOT to widen the road or dedicate a bus lane. The response was that there were none.

Mr. Gardner mentioned that the Council and Commission had three tools to achieve their vision for Redwood Road: land use map, zoning map, and the 2015 Wasatch Front Redwood Road Study. The study set a goal to develop an innovative plan that would improve the aesthetics, appearance, safety, and functionality of the street in a way that attracts businesses and residents to the area and sets the City of West Jordan apart from other cities along the corridor.

One of the major issues along Redwood Road was access management. He pointed out a four mile stretch of road with 217 access points, approximately one access every 54 feet. He noted that UDOT's standard for a class 5 road was one access every 350 feet. Having access points less than 350 feet apart causes accidents and increased traffic. The study suggested that traffic management could help to reduce accidents.

Another part of the study was the pedestrian experience. Redwood Road has six lanes without a park strip. Adding signals, improved sidewalks, and park strips would provide pedestrian access points and could prove very beneficial as the area redevelops. Mr. Gardner suggested enforcing a 350-foot access point standard.

Mr. Gardner suggested implementing the following items as a standard moving forward:

- require parcels to be assembled for development
- use side streets for access to new development (i.e. Gansen Lane and Parker Place).
- require pedestrian improvements with new development (i.e. Joseph View Cottages, West Valley and South Jordan)
- redevelop commercial at nodes (i.e. 7800 S, 9000 S, 7000 S)
- aesthetic improvements

Council Chair Jacob asked if there were other options rather than piecemealing and redeveloping the area slowly. Mr. Gardner responded that the City could take the property and build it all which would cost billions of dollars. He suggested that they start at the commercial nodes and let development fill in from there. Mr. Langford mentioned a cost analysis that they would also be glad to share. Council Chair Jacob was interested in the feasibility of doing it with grants, partnering with UDOT, or Wasatch Front to accelerate it.

Vice Chair Green, referencing the existing homes between 7800 S and 7000 S on Redwood Road, felt it was difficult to tell a property owner that the only way they could sell their 1.5 acres of property was if they combine it with other properties until they have 10 acres. He wondered if it would make sense to put a frontage road along Redwood Road. Community Development Director Scott Langford agreed it was a challenge but wanted to come up with a safety standard.

Council Chair Jacob thought the city could start by developing the street scape (the first 20 feet) by purchasing property, adding a sidewalk, and adding a parking strip to make the road way look better in that area. Vice Chair Green was concerned that some of the houses sit close enough to the road that it would require the city purchasing the home as well.

Council Member Christopher McConnehey did not like the idea of requiring property owners to combine multiple properties in order to sell their property. He was concerned it may give a developer more leverage than the property owner and allow them to “strong arm” the property owner and give an unfair advantage. Mr. Langford feared that regardless of what standard the city came up with, that may happen.

Vice Chair Green questioned whether or not establishing a 350-foot safety entrance would force a taking? City Attorney Rob Wall responded that it would not. Unfortunately, the longer someone holds onto their land and is the last person to develop, often they are left with fewer options. Unfortunately, the only way a property owner could develop a long sliver of property is to consolidate with other property. He referenced 1300 W 10600 S where UDOT took a percentage of road to put in sidewalk and widen the road. The city ended up having to take the whole property when they only needed 20 feet to accomplish their plan. Now there are dozens of parcels left empty. Another example given was in Orem where they purchased properties along 8th North at a reduced rate and landscaped the property. It was part of a plan to accomplish over time what was being discussed. He believed it was a tough policy decision.

Vice Chair Green referenced properties next to a storage building where the city could purchase property and put in a ten-foot sidewalk, but they would need to take the houses and pay relocating costs for the families.

Council Chair Jacob understood that the city was hesitant to displace residents however, regarding the grand vision for the area, it did not include leaving the area as it is. There will be difficult situations.

Vice Chair Green believed there was no way to ask a developer to twist a property owners arm harder. If a developer came to the city with ten acres, unable to get an additional eight, they would do what they could with the ten acres.

Mr. Lee believed that the city could create other incentives with the zoning code. He understood they were unable to force a homeowner to sell their property but zoning could encourage developers to try harder to increase the amount they offer which would allow them to purchase more property.

Mr. Langford asked the Council what they would like Redwood Road to look like?

Council Member Kayleen Whitelock preferred aesthetics and commercial along Redwood Road with denser housing behind the commercial and single-family housing behind that.

Commissioner Matt Quinney was concerned with single family homes that had driveways along Redwood Road. He felt that was the biggest problem and very concerning. He wondered about adding turn lanes and medians in those areas and a discussion ensued. Commission Pamela Bloom wondered if they could lower the speed limit in those areas.

Vice Chair Green expressed that his vision for Redwood Road would be commercial but understood they may never get all of Redwood Road as commercial. Council Chair Jacob understood that vision may not happen for a while but he had the same vision for Redwood Road even if it took a while.

Mr. Langford asked the Council if they liked the look of the Joseph View Cottage development with the 10-foot park strips and sidewalks? He felt that was a standard the city could create moving forward.

Council Member Christopher McConnehey thought different portions of Redwood Road had a different feel. He would prefer to divide it up into segments. Each segment may have different solutions. Vice Chair Green agreed.

Council Chair Jacob however, wanted an overall goal and uniformity for Redwood Road. Vice Chair Green suggested that a landscaped median could be a unifying theme. It was suggested that a median could also calm traffic. Council Member Whitelock was concerned that medians would be difficult for several business owners. Vice Chair Green understood her concern noting that it would be most worrisome for the small businesses.

Mr. Langford reported that the General Plan Committee was looking at updating the map so their dialogue was great timing. He gave the example of Joseph View Cottages again noting that in that area requiring a wall might make sense. However, in other areas along the road, it may make sense to open the street up more and require a larger setback like the Candlelight development.

Commissioner Quinney felt that higher density developments worked along Redwood Road and that there shouldn't be an overall requirement for every area and a brief discussion ensued.

City Administrator Lee summarized that he had heard multiple comments that cap and grade works when the infrastructure supports the density. He asked if they felt Redwood Road should be an exception.

Commissioner Quinney felt it should be an exception. Vice Chair Green felt it needed a mixed-use project. Council Chair Jacob thought there could be exceptions but not a blanket exception. Council Member Chad Lamb felt there should be a requirement similar to an IOZ. Council Member David Pack felt that something with a commercial component and single family homes would work well. Vice Chair Green wanted to see a commercial component connected to a walkable neighborhood

project and referenced areas like Sugar House or 900 S 900 E with houses and coffee shops and noted the walkability of the area and how much he really liked it. He felt West Jordan was still segregating and should change their mind set especially if cap and grade changed.

Commissioner Pamela Bloom agreed with Vice Chair Green, she felt that West Jordan needed to have aesthetics and not do a blanket standard. She hoped to create a standard that makes sense and create a more cohesive community. Council Member Melissa Worthen agreed. Commissioner Ammon Allen agreed as well and wanted something consistent that also had flexibility.

Vice Chair Green believed form-based zoning would work well. Redwood Road was the city's Main Street he wanted to use concepts from Columbia Pike and form-based zoning requiring the first floor of a development to be commercial. He agreed with Council Member McConnehey that there may be sections along the road that have a different feel. Commissioner Quinney suggested they could even call the standard "Village Based Zone" where they may have long skinny tracks along a corridor.

Mr. Langford believed he heard a vision expressed by the group and could bring back an option to them to see if staff had connected the dots.

Council Chair Jacob asked what would happen next. Mr. Gardner recommended bringing back a concept to the group and Mr. Langford did not want to get in front of the general plan, he suggested bouncing ideas off the Land Use Subcommittee. Council Office Director Alan R. Anderson suggested meeting again in the spring to finalize the vision.

Mayor Burton informed the Council and Commission that West Jordan Police Department would be enforcing school zones with zero tolerance now that school was back in session.

b. Efficiencies with Planning Commission and City Council

The topic was not discussed.

3. ADJOURN

Council Vice Chair Kelvin Green moved to adjourn the meeting, and Council Member Kayleen Whitelock seconded the motion. All voted in favor and the motion passed unanimously.

The meeting adjourned at 6:54 pm

I, Cindy Quick, hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on August 31, 2021. This document constitutes the official minutes for the West Jordan City Council and Planning Commission Joint Meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 22nd day of September 2021